

**PLANNING COMMISSION MEETING MINUTES**  
**JACKSONVILLE, ALABAMA**  
**October 19, 2010**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session October 19, 2010, at 6:00 p.m. at the Jacksonville Community Center. Members present were: Chairman Jimmy L. Howard, Ronnie Thomas, T.L. Thompson, Penn Wilson, Kelly Ryan, and Melanie Raulerson, Secretary. City Attorney Grant Paris was not in attendance. Mark Stephens of, Jones, Blair, Waldrup and Tucker, Inc., the City's consultant engineer, was not in attendance. City staff members in attendance were: Mark Williams, Building Inspector and Lynn Causey, City Planner.

**MINUTES.** A motion was made by Ronnie Thomas, seconded by Kelly Ryan to dispense with the reading of the minutes of the regular meeting of September 21, 2010, and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 6. Nays: 0. The Chairman announced the motion carried.

**VILLAGE CREEK TOWNHOUSE DEVELOPMENT SUBDIVISION - REQUEST FOR ONE YEAR EXTENSION.** Six Star Rental, Ronald Jennings, President was present.

In November 2006, the Planning Commission approved the preliminary plat and improvements plan for the 19 lot townhouse development subdivision. In November 2007, the Planning Commission granted a one-year extension. In September 2008, the Planning Commission approved the final plat and as-built drawings for Lots 13-19, subject to conditions as set forth in the minutes. In November 2008, the Planning Commission granted a one-year extension which ended November 2009. In October 2009, the Planning Commission granted a one-year extension subject to any rules and regulation changes which will end November 2010. The developers wish to extend the original preliminary plat and improvements plan for another year for Lots 1-12. The requested extension would end in November 2011.

After discussion, a motion was made by Kelly Ryan, seconded by Ronnie Thomas that the request be approved subject to any rules and regulations change and cutting the proposed development and keeping it clean of debris. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays 0. The Chairman announced the motion carried.

**CELLULAR SALES, 704 PELHAM ROAD, SOUTH - DEVELOPMENT REVIEW OF EXTERIOR RENOVATIONS.** Jason Love, President of Cellular Sales, and Jeff Holmes of Cellular Sales, developer and agent were present.

Plans include the removal of the existing Movie Gallery canopy and replace with new EIFS system. The background will be black with the Verizon Wireless distinctive red check and "Z" and stripe. The building exterior will be painted khaki. (The rest of the front will be the sign in white and gray and will be reviewed by the Building Inspector).

Minor repairs are planned for the retaining wall on the south end of the property.

After discussion, a motion was made by Melanie Raulerson, seconded by Penn Wilson that the request be approved with the understanding that plans will be revised to meet ADA guidelines and the retaining wall will be backfilled. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays 0. The Chairman announced the motion carried.

**CITY OF JACKSONVILLE GREENHOUSE, 890-A GARDNER DRIVE, SE - DEVELOPMENT REVIEW OF NEW CONSTRUCTION PROJECT.** City of Jacksonville, Alabama property owner and applicant. City Staff was present.

This is the same lot on which the City Fuel Center is located. Plans are to place a 24' width x 20' depth metal frame building with plastic roof. A six foot wide double rollup (garage) style door and a 36" single door will be available to gain access.

The Calhoun County Commission will provide the building, the city will provide the location, water, gas lines, and power connection, and the Garden Club will occupy the structure.

After discussion, a motion was made by Penn Wilson, seconded by Melanie Raulerson that the request be approved with understanding that Fire Chief will get information on handicap access, and heating source. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays 0. The Chairman announced the motion carried.

**PLANNING:**

- A. Zoning density issue - none.
- B. Letter from William Noles, 1103 Fourth Avenue, NE, regarding number of unrelated people living in R-1 house distributed.

**CITIZENS' COMMENTS.** None were received.

There being no further business, the meeting adjourned.

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Melanie Raulerson  
Secretary

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Jimmy L. Howard  
Chairman